

DELEGATED OFFICER REPORT

Site Address: 63 Geoffrey Avenue, Waterlooville, PO7 5BH
Proposal: Lawful Development Certificate for proposed single storey rear extensions.
Application Type: Certificate of Proposed Lawful Development
Application No: APP/25/01037 **Expiry Date:** 12 February 2026
Applicant: Mr Newing
Agent: Mr Peters **Case Officer:** Denise Sheath
Ward: Purbrook

Recommendation: **GRANT A CERTIFICATE OF LAWFUL DEVELOPMENT**

1 Site Description

1.1 63 Geoffrey Avenue, Waterlooville, PO7 5BH

2 Planning History

06/71941/000 – Front and rear dormer windows providing additional living accommodation in the roof space – Permit

APP/24/00828 - Single storey rear extension measuring 3.78m in depth from existing conservatory wall, enlargement of front dormer and enlargement of rear facing flat roof dormer, removal of gable roof over front bay window and insertion of pitched roof light to front elevation. - Refused 25 April 2025 Appeal Dismissed 20th October 2025

APP/25/00064 - Application for Lawful Development Certificate relating to the proposed erection of new detached outhouse. – Granted 16 April 2025.

3 Proposal

Lawful Development Certificate for proposed single storey rear extensions.

4 Policy Considerations

4.1 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

5 Statutory and Non Statutory Consultations

Not required

6 Community Involvement

Not required for a Certificate of Lawful Proposed Use or Development.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Whether the development would require planning permission
- 7.2 The proposal has been assessed against the 'permitted development' allowances in The Town and Country Planning (General Permitted Development) (England) Order 2015, as amended.
- 7.3 The development has been assessed against Part 1, Schedule 2, Class A.
- 7.4 Under Class A the proposed single storey rear extension meets the following tests:
- (a) Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class G, M, MA, N, P or Q of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (changes of use)
 - (b) Both rear extensions will not result in over 50% of the total area of the curtilage being covered by buildings (excluding the original dwellinghouse)
 - (c) The height of both of the proposed rear extensions would not exceed the highest part of the roof of the existing dwellinghouse
 - (d) The height of the eaves of both proposed rear extensions will not exceed the highest part of the eaves of the existing dwellinghouse
 - (e) Both rear extensions will not extend beyond a wall which forms either the principal elevation of the original dwellinghouse or fronts a highway and forms a side elevation of the original dwellinghouse
 - (f) Both rear extensions will have a single storey and will not extend more than 3m from the rear wall of the existing dwellinghouse, nor will it exceed 4m in height
 - (g) Not relevant in this application as within permitted development limits
 - (h) Not relevant in this application as the extension is single storey
 - (i) Although one of the proposed rear extensions will be within 2m of the boundary of the curtilage, the eaves height will not exceed 3m
 - (j) Not relevant in this application as the development will be located to the rear of the dwelling.
 - (ja) The total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j).
The proposed rear extensions are not attached to any previous extensions.
 - (k) The proposal does not include the construction or provision of a veranda, balcony or raised platform; it does not include the installation, alteration or replacement of a microwave antenna; it does not include the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or the alteration to any part of the roof of the dwellinghouse
 - (l) The dwellinghouse is not built under Part 20 of this Schedule (construction of new dwellinghouses)
- 7.5 A2 - The application site is not situated within Article 2(3) land.
- 7.6 A3 – An email received 15 January 2026 confirm that the conditions in A3 would be met (i.e. materials to be of a similar appearance to those on the existing dwelling).
- 7.7 A search of the planning history has not revealed any conditions that restrict 'permitted development' rights, nor is the dwelling part of an Article 4 direction.

8 Conclusion

- 8.1 There is sufficient evidence as detailed in the submitted documentation to prove that the addition of the single storey rear extensions are permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015, Part 1 'Development within the curtilage of a dwelling house', Class A.1.

9 RECOMMENDATION:

That the Development Manager be authorised to **GRANT A CERTIFICATE OF LAWFULNESS** for application APP/25/01037

Havant Borough Council, as Local Planning Authority, certifies that on 18 December 2025 the development described in the First Schedule to this certificate in respect of land described in the Second Schedule and edged in red on the submitted Location Plan would have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason:

The proposed development falls within permitted development allowance as set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

FIRST SCHEDULE:

This certificate relates to the following development:

Application for Certificate of Lawfulness relating to the proposed single storey rear extensions. As described in the written particulars, plans and other documents submitted with your application received on 18 December 2025 and 14, 15 January 2026 and 11 March 2026.

SECOND SCHEDULE:

This certificate relates to land at 63 Geoffrey Avenue, Waterlooville, PO7 5BH as shown edged red on the submitted Location Plan received 18 December 2025.

OTHER IMPORTANT INFORMATION:

1. This Certificate is issued solely for the purpose of Sections 192 of the Town and Country Planning Act 1990 (as amended). It does not relate to any other application that may be required under any other part of the Town and Country Planning Act, the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.

2. It certifies that the development specified in the First Schedule taking place on land described in the Second Schedule would have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) on the specified date and thus would not have been liable to enforcement action under part 7 of the 1990 Act on that date.
3. The certificate only applies to the extent of the development specified in the First Schedule taking place on land described in the Second Schedule and identified on the attached plan. Any development which is materially different from that described or which relates to other land may render the owner/occupier liable to enforcement action under section 172 of the 1990 Act.
4. The effect of the certificate is also qualified by the provision in section 192(4) of the 1990 Act (as amended), which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matter relevant to determining such lawfulness.
5. Your attention is drawn to the attached information regarding your right to appeal to the Department for Transport Local Government and the Regions, if you are aggrieved by the Council's decision.